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CITY OF WALNUT CREEK



PLAZA ESCUELA SHOPPINGCENTER

Walnut Creek, CA

DESIGN REVIEW COMMISSION CITY OF WALNUT CREEK D.R. NO. <u>Y98021</u>	<input type="checkbox"/> REFER TO P.C. <input type="checkbox"/> STUDY SESSION <input checked="" type="checkbox"/> CONDITIONALLY APPROVED <input type="checkbox"/> DENIED	RESOLUTION NO. <u>2326</u> DATE <u>9/19/01</u>
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Project & Tenant Sign Program
9/19/2001 Final DRC Approved Version

Developer
Blake Hunt Ventures
1660 Olympic Blvd. Suite 300
Walnut Creek, CA 94596
925 944-0800

Owner
Plaza Escuela LLC
1000 Buckeye Road
Kenwood, CA 95452
707 833-6232

Introduction

The Plaza Escuela Shopping Center Sign Program has been established for the purpose of assuring professional visual graphics, imagery and communications designed to mutually benefit the center, the center's merchants and their customers. The intent is to provide sign guidelines and criteria that are necessary to achieve a visually harmonious environment.

PLAZA ESCUELA SHOPPING CENTER IDENTIFICATION SIGNS

The intent of the primary center identification signing is to:

1. Clearly identify the center and/or its major tenants in a compatible design with the total project.
2. Adequately define the center's identity.
3. Direct traffic to the center's parking garage entrances.

TENANT SIGNAGE

The design of the retail tenant signing clearly identifies individual businesses to vehicular and pedestrian traffic within the project site.

The design allows for individual trade/trademark style graphics within a uniform controlled and harmonious sign plan. This benefits all tenants equally throughout the center without visually dominating the architectural environment.

The following pages describe the overall sign program as well as the specifications for individual signs and graphic elements to be used throughout the project.

Criteria

Conformation to the criteria and guidelines for the Plaza Escuela Shopping Center Sign Program will be strictly enforced. Any non-conforming or unapproved signing installed by the Tenant is not permitted and shall be brought into conformance at the tenant's expense. Only the signs described in this document are permitted in, on and within the center.

Plaza Escuela LLC (Owner) and City of Walnut Creek must approve any changes from the Plaza Escuela Shopping Center Sign Program. Accordingly, the Owner must make any applications to City of Walnut Creek for revisions to the Plaza Escuela Shopping Center Sign Program.

GENERAL CRITERIA

A. REQUIRED SIGNS

Tenant shall provide a minimum of one primary business identification sign per store frontage with a public entrance.

Tenant's sign shall conform to the sign sizes and locations designated for its storefront area in this Criteria.

B. PROCEDURES FOR SIGNAGE APPLICATION

Plaza Escuela LLC (Owner) shall provide the Tenant the criteria (herein) for Plaza Escuela Shopping Center Sign Program.

To obtain sign approval from Plaza Escuela LLC (Owner), each applicant shall submit the following:

1. Submit to Plaza Escuela LLC (Owner) a completed sign approval application (contained within this booklet) at the noticed address as stated in the fundamental lease provisions.
2. The completed City of Walnut Creek Sign Review Application form that is required by City of Walnut Creek.
3. Two copies of scaled drawings, one of which will be colored, including all lettering and graphic diagrams and specifications for colors, construction, materials, illumination and installation. Cross-section details shall also be shown in scale along with relevant site, plot and elevation plans.

One set of approved plans and City of Walnut Creek application will be returned by Plaza Escuela LLC (Owner) to the Tenant.

4. City of Walnut Creek approval is required for signs. The City requires the 3 sets of the items as described in paragraph 3 along with the application as described in paragraph 2.
5. All exceptions to the sign criteria shall be reviewed by the Walnut Creek Design Review Commission.

C. CITY OF WALNUT CREEK SIGN & BUILDING PERMITS

All permits required for signing installation shall be obtained by the applicant, or his agent, at the applicant's expense.

The applicant shall be responsible for the fulfillment of all requirements and specifications contained in the sign program.

D. SIGN CONTRACTOR

Any sign contractor performing work for any Tenant shall have an applicable State of California Contractors License.

Plaza Escuela LLC (Owner) reserves the option to exclude any sign contractor from performing work on the site or buildings.

E. INSURANCE

Sign contractors shall carry *WORKER'S COMPENSATION AND PUBLIC LIABILITY INSURANCE* against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required by Plaza Escuela LLC (Owner) and City of Walnut Creek.

Contractor or Tenant shall indemnify Plaza Escuela LLC (Owner) from any damages that may arise from the installation, maintenance or use of tenant's sign.

F. SIGN MAINTENANCE

Tenant is responsible for the maintenance and repair of their signs and lighting. The Tenant shall keep the sign and its lighting in good appearance and proper operating condition, at all times.

G. SIGN REMOVAL AT TENANTS VACATION OF SPACE

At the time a Tenant vacates their space, the Tenant is to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface. This removal and repair is at the Tenant's expense.

If the Tenant fails to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface, Plaza Escuela LLC (Owner) will have such work performed and back charge the Tenant for the cost of the work.

H. TENANT SIGN HOURS OF SIGN OPERATION

Hours of sign illumination shall be consistent with the operation of the shopping center and as stated in the lease.

I. PLAZA ESCUELA LLC (Owner)'s RIGHT OF REFUSAL

Plaza Escuela LLC (Owner) reserves the right to refuse acceptance of any design for aesthetic compliance to theme of the Center, or for any reason whatsoever.

J. TEMPORARY TENANT SIGNAGE

Temporary signs for grand openings or change of ownership will be allowed with the approval of Plaza Escuela LLC (Owner) and City of Walnut Creek.

A banner permit is required from the City of Walnut Creek. The cities ordinance states that business opening signs must be removed 15 days after the first day of such opening or within 20 days of installation, which ever occurs first.

Criteria

K. LEASING SIGNS

All leasing and "For Rent" signs, throughout the entire shopping center, are under the direct control of Plaza Escuela LLC (Owner).

Leasing signs shall conform to the City of Walnut Creek Sign Ordinance

L. CODES

All signs and their installation are to meet all applicable electrical, structural and building codes.

SIGN CRITERIA

A. ELECTRICAL & ILLUMINATION

1. Sign illumination shall not include flashing, moving or audible effects.
2. Exposed conduit or tubing will not be permitted, except as may be approved by Plaza Escuela LLC (Owner) and City of Walnut Creek.
3. All fluorescent lamps and ballast's to be 800 MA 110 volt.
4. All neon transformers will be 30 MA H.P.F. 110 volt.
5. All conductors, transformers and other equipment shall be concealed.
6. Primary electrical service to all signs shall be placed on tenant's meter and shall be part of tenant's construction and operating costs. Time clocks and photocell switches are required. Photocells will be mounted on the top of the sign cabinet and time clocks will be within the tenant's space.
7. Electrical components shall bear the Underwriter's Laboratories (UL) label of approval, or equal, and shall also comply with all local building and electrical codes and industry standards and practices.
8. All Tenant signs will be illuminated unless otherwise specified.
9. Low voltage light fixture specification for flood lights:

Manufacturer: BK Lighting Inc.,
7595 North del Mar Ave.
Fresno, CA 93711
559 438-5800

Sign Type A1, A2, & A3
Model: SN-9-BLW-9-24-A

Sign Type A4
Model: SN-9-BLW-9-36-A

Sign Type B
Model: SN-7-BLW-13-18-C

B. CONSTRUCTION

1. All bolts, fastenings, clips, conduit, etc., shall be hot-dipped galvanized iron or equal, stainless, aluminum, brass or bronze. Where externally mounted, all items shall be painted to match the exterior colors of the surfaces mounted thereon.
2. All manufacturers/installers are advised that prior to final acceptance, each unit may be inspected for conformance by authorized representative of Plaza Escuela LLC (Owner). Any signs found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor at the Tenant's expense.
3. No substitutes will be accepted by Plaza Escuela LLC (Owner) whatsoever, unless so indicated in the specifications and approved by both Plaza Escuela LLC (Owner) and City of Walnut Creek.

C. INSTALLATION

1. Locations of signs: All signs or advertising devices advertising an individual use, building, or business shall be attached to the building at a location, described herein, or in attached drawings.
2. All penetrations of the building structure and raceway required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3. Attachments of signs to building shall be made per specifications contained herein.
4. Tenant's sign contractor shall repair any damage to the building caused by sign installation. Un-repaired damage caused by Tenant's sign and/or sign contractor, shall be Tenant's responsibility to correct at Tenant's expense. Tenant shall be fully responsible for the operations of Tenant's contractor.
5. Tenant's sign contractor must secure building permits. Fabrication and installation must comply with all local building and electrical codes.
6. All contractors must be fully licensed (California Contractors License C-45), and must provide Plaza Escuela LLC (Owner) with a certificate of liability insurance prior to commencing any work on the property.

D. TENANT COPY

1. All Tenants signing shall be combined to consist solely of the Tenant's trade name, logo and recognizable trademark insignia. Sign copy

Criteria

shall not include products or services except as it may legally be part of the Tenant's trade name, logo and recognizable trademark insignia.

2. All signing shall have the written approval of Plaza Escuela LLC (Owner) in each case.

E. SIGN COLORS

1. Sign colors and the entire display shall be approved Plaza Escuela LLC (Owner).
2. Colors may conform to the Tenants color scheme, however they shall consist of primary colors. No fluorescent or "day glow" colors permitted.
3. Plaza Escuela LLC (Owner) reserves the right to not allow colors to be used that are inconsistent with the building colors and overall theme colors of the shopping center.

F. WARRANTY

The entire display shall be guaranteed by fabricator/installer for 5 years against defects in material and workmanship. Defective parts, displays or installation shall be replaced or repaired without charge to Plaza Escuela LLC (Owner). All lamps, tubes, ballasts and transformers are excluded, but such parts will be unconditionally guaranteed and replaced without charge for a period of 90 days from date of installation.

G. PROHIBITED SIGNS

1. Animated or moving signs
2. Inflatable signs, displays and exhibits.
3. Paper, cardboard, foam board, decals.
4. Interior illuminated store signs that are visible through the widows unless approved by Plaza Escuela LLC (Owner).
5. Roof mounted signs.
6. Freestanding easel or sandwich board type signs.
7. Painted signs directly on walls or windows.
8. Signs which advertise a product or service that is not available on the premises.
9. Exposed neon and signs that are illuminated with or contain exposed light.
10. Signs placed on or in vehicles parked primarily for the purpose of displaying the sign.
11. Signs mounted on windows.
12. No manufacturer labels to be visible on signs except those required by code or ordinance and those are to be locate on the sign so as not to be visible from the street or walkway.

Sign Type Descriptions

Plaza Escuela Shopping Center Tenant Signs

Building M (Andronico's Market)

Anchor Tenant Signs

Anchor Tenant's is defined as a tenant that occupy approximately 80% or more of a particular building.

LOCATION: M3-5

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant..

LOCATION: Building surface above tenant store front windows.

SIZE: 30" high x 33'-6" wide; Maximum capital letter height 30"; 84 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Andronico's Market

LOCATION: M15-M16 & M21-23

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Building surface above tenant store front windows.

SIZE: 24" high x 28'-8" wide; Maximum capital letter height 24"; 57.3 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Andronico's Market

Sign Type Descriptions

Plaza Escuela Shopping Center Signs

Site Identification

LOCATION: M9
SIGN TYPE: LI
Main Identity Sign/Letters

This sign provides formal identification to the center on the corner of the building

LOCATION: Corner of Olympic & California

SIZE: 9" H x 1 1/2" deep

SIGN DESCRIPTION: Fabricated metal letters with paint finish

COLOR: P5(Gray-Blue)

COPY: Plaza Escuela

BUILDING: East & West Parking Garages
LOCATION: A1, A9, C1, D1
SIGN TYPE: S1
Garage Entrance Project Logo Wall Plaque

Identification to the center and denotes the pedestrian entrances to the parking garages. The plaques are architectural in design, integrated into the building and compliments the theme of the overall project building design.

LOCATION: At each pedestrian entrance to the parking garage

SIZE: 24" diameter

SIGN DESCRIPTION: Cast masonry dimensional plaque.

COLORS: To match building cast medallions color & finish

COPY: Plaza Escuela logo

Parking Garage Entrance Signs

LOCATION: A2, D9, E10
SIGN TYPE:
Parking Garage Entrance, Automobile Identification

Building mounted double sided sign, internally illuminated.

LOCATION: Two garage entrances on Locust Street and driveway entrance on Olympic

SIZE: 12'-0" H x 2'-8" W; 32 sq. ft.

SIGN DESCRIPTION: Fabricated metal sign cabinet with halo illuminated letters.

COLORS: P4 (Pale Tan), P5(Gray-Blue) and F1(Terra Cotta)

ILLUMINATION: Internal with fluorescent lamps.

COPY: Parking

LOCATION: California
SIGN TYPE:
Parking Garage Entrance Automobile Identification

Pole mounted double sided sign, internally illuminated.

LOCATION: Garage entrance on California

SIZE: 12'-0" H x 2'-8" W; 32 sq. ft.

SIGN DESCRIPTION: Fabricated metal sign cabinet with halo illuminated letters.

COLORS: P4 (Pale Tan), P5(Gray-Blue) and F1(Terra Cotta)

ILLUMINATION: Internal with florescent lamps.

COPY: Parking

LOCATION: M0, M28
SIGN TYPE: LI
Roll-up Freight Doors

Fabricated metal dimensional letters.

LOCATION: Letters are mount to the wall above the freight entrance roll-up door on Locust Street.

SIZE: 9" H x 13'-9" W x 1 1/2" D; 10.3 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters painted black

COLORS: P5 (Gray Blue)

COPY: Freight Delivery

LOCATION: M0, M28
SIGN TYPE: V1 & V2
Roll-up Freight Doors

Vinyl letters and logo mounted to the freight roll-up door.

LOCATION: Freight entrances on Locust and California

SIZE: Type V1 - 9" high letters; Type V2 - 3'-4" high logo

SIGN DESCRIPTION: Stylus cut vinyl letters and graphics, right reading. First surface applied.

COLORS: Project logo colors and black

COPY: Do Not Block Driveway, Project logo

Sign Type Descriptions

Building A

Tenant Signs

LOCATION: A3

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: Building surface above tenant store front windows.

SIZE: 1'-9" high x 14'-0" wide; Max. cap. letter height 14"; 24.5 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Tenant name

LOCATION: A8

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: Building surface above tenant store front windows.

SIZE: 1'-9" high x 15'-0" wide; Max. cap. letter height 14"; 26.3 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Tenant name

LOCATION: A4, A5, A6, A7

SIGN TYPE: A2

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced the copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: On the front edge of the awning above tenant storefront windows.

SIZE: 2'-6" high x 9'-0" wide. Maximum cap height 15".

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: A3.5, A4.5, A5.5, A6.5, A7.5

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to metal bracket. Double faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

This sign type is for use by a tenant that occupies Bays A4 through A7. Only one sign type A1 per tenant is permitted and it is in addition to the tenant's Type A2 sign that is mounted under the awning.

LOCATION: On building columns between or adjacent to awnings.

SIZE: 3'-0" dia. sign panel

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

Sign Type Descriptions

LOCATION: A3.5, A7.5

SIGN TYPE: B

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

Banner can only be installed in place of a Tenant Flag Sign Type A1. Both are not permitted.

SIZE: Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

Sign Type Descriptions

Building B

All second floor signs shall be reviewed and approved on a case by case basis by the Walnut Creek Design Review Commission Sub-Committee to ensure compatibility with the architecture and other building mounted signs. Second floor sign shall only be allowed for second floor tenants which are retail uses, eating and drinking establishments and those uses that are outright permitted in City of Walnut Creek retail Zoning District. Maximum letter height is 18".

This is not applicable to tenants "Men's Warehouse" and "AAA".

LOCATION: B5-6**SIGN TYPE: L2**

Major Tenant Store Front Letters

Internally illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be internally illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 48" high x 79" wide logo; 26.3 sq. ft. (This sign size is approved only for the tenant AAA).

Alternate sign field size 2'-0" high x 40'-0" wide, Max. cap. letter height 24"; 80 sq. ft. (Approval of this alternate or other sign size is subject to Walnut Creek Design Review Approval).

SIGN DESCRIPTION: Fabricated metal logo with paint finish. Logo illuminated with internal neon. Acrylic face and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks. (This type sign is approved only for the tenant AAA).

Another type sign is subject to Walnut Creek Design Review Approval.

COLORS: Primary colors: Red, Blue, and White.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: AAA logo

LOCATION: B15-16 (upper)**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 2'-0" high x 28'-6" wide, Max. cap. letter height 24", 57 sq. ft.

Note: If tenant has sign letters on location B17 (upper) the capital letter height has to be reduced to 21" max.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: B17 (upper)**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 18" high x 18'-0" wide, Max. cap. letter height 18", 27 sq. ft.

Note: If tenant has sign letters on location B15, 16 (upper) the capital letter height has to be 21" max.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: B17 (lower)**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Sign Type Descriptions

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 18" high x 18'-0" wide, Max. cap. letter height 18", 27 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: B11, B12, B13, B14

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: Building surface above tenant store front windows.

SIZE: 3'-0" high x 9'-0" wide; Max. cap. letter height 12", 27 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Tenant name

LOCATION: B19

SIGN TYPE: L2

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

The tenant that occupies the second story of the building and this building elevation is their principal frontage, receives this location.

LOCATION: Building surface above tenant store front windows.

SIZE: 1'-4" high x 14'-0" wide; Max. cap. letter height 12", 18.7 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Tenant name

LOCATION: B12-13

SIGN TYPE: L2

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

The tenant that occupies the second story of the building and this building elevation is their principal frontage, receives this location.

LOCATION: Building surface above tenant store front windows.

SIZE: 1'-4" high x 20'-0" wide; Max. cap. letter height 12", 26.7 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Tenant name

LOCATION: B8, B9, B10, B18, B19

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: On the front edge of the awning above tenant storefront windows.

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional an applied to the front surface of the sign face.

Sign Type Descriptions

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: B4.5, 6.5, 11.5, 12.5, 13.5

SIGN TYPE B

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

SIZE: Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

Sign Type Descriptions

Building C

Anchor Tenant

LOCATION: C15-17

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Building surface above tenant store front windows.

SIZE: 27" high x 30'-0" wide; Maximum capital letter height 27", 69 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in white.

COPY: The Container Store

LOCATION: C5-6

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Building surface above tenant store front windows.

SIZE: 24" high x 26'-6" wide; Maximum capital letter height 24", 48 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in white.

COPY: The Container Store

LOCATION: C13.5, C17.5

SIGN TYPE B

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of 2 banners per tenant south elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

SIZE: Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

Sign Type Descriptions

Building D

LOCATION: D7, D8
SIGN TYPE: L2
Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: Building surface above tenant store front windows.

SIZE: 1'-0" high x 12'-0" wide; Max. cap. letter height 12", 12 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: D2, D3
SIGN TYPE: L2
Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: Building surface above tenant store front windows.

SIZE: 1'-0" high x 14'-0" wide; Max. cap. letter height 12", 14 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: D4, D5, D6
SIGN TYPE: A3
Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: On the front edge of the awning above tenant storefront windows.

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: D2.5, D4.5, D5.5, D7.5
SIGN TYPE: A1
Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to metal bracket. Double faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

This sign type is for use by a tenant that occupies Bays A4 through A7. Only one sign type A1 per tenant is permitted and it is in addition to the tenant's Type A2 sign that is mounted under the awning or building letters.

LOCATION: On building columns between or adjacent to awnings.

SIZE: 3'-0" dia. sign panel

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

Sign Type Descriptions

LOCATION: D3.5, D6.5

SIGN TYPE: B

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

SIZE: Up to 24"wide x 84" high. Logo, name or graphic shall not occupy more that 35% of the banner area.

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

Sign Type Descriptions

Building E

All second floor signs shall be reviewed and approved on a case by case basis by the Walnut Creek Design Review Commission Sub-Committee to ensure compatibility with the architecture and other building mounted signs. Second floor sign shall only be allowed for second floor tenants which are retail uses, eating and drinking establishments and those uses that are outright permitted in City of Walnut Creek retail Zoning District. Maximum letter height is 18".

On Building E, only one sign is allowed per elevation-either upper or lower.

LOCATION: E5 (upper)**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

The tenant that occupies the second story of the building receives this location. If the tenant occupies the both floors of the building, they may select either the upper building surface or the canopy for their sign location, but not both.

LOCATION: Building surface above second story tenant store front windows.

SIZE: 5'-0" high x 22'-0" wide, Max. cap. letter height 21", 54 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: E5 (canopy)**SIGN TYPE: A5**

Tenant Store Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the top of the canopy. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: On the front top edge of the canopy above tenant storefront windows. This location is considered one street frontage.

SIZE: 3'-0" high x 15'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black,

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: E2 (upper)**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Multi-bay ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage. If this location is used by ground floor tenant, no sign is permitted for second floor tenant on this building elevation.

LOCATION: Second story building surface above tenant store front windows.

SIZE: 2'-0" high x 18'-6" wide, Max. cap. letter height 24", 37 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Aaron Brothers

LOCATION: E2 (awning)**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned (either upper or canopy). If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

Ground floor tenant is not permitted to have sign type A3 sign if they have a sign at second story location E2.

LOCATION: On the front edge of the awning above tenant storefront windows.

Sign Type Descriptions

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: E8 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Multi-bay ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage. If this location is used by ground floor tenant, no sign is permitted for second floor tenant on this building elevation

LOCATION: Second story building surface above tenant store front windows.

SIZE: 1'-6" high x 16'-0" wide, Max. cap. letter height 18", 24 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: E8 (awning)

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned (either upper or canopy). If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

Ground floor tenant is not permitted to have sign type A3 sign if they have a sign at second story location E2.

LOCATION: On the front edge of the awning above tenant storefront windows.

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: E10

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to metal bracket. Double faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

This sign type is for use by a 2nd floor retail or restaurant tenant.

LOCATION: On building above and to left of 2nd floor tenant entrance.

SIZE: 3'-0" dia: sign panel

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: E1.5, E2.5, E3.5, E6.5, E7.5, E8.5

SIGN TYPE B

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall not be adjacent to or above another tenant's sign.

SIZE: Up to 24" wide x 84" high, Logo, name or graphic shall not occupy more than 35% of the banner area.

Sign Type Descriptions

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

Sign Type Descriptions

Building F

All second floor signs shall be reviewed and approved on a case by case basis by the Walnut Creek Design Review Commission Sub-Committee to ensure compatibility with the architecture and other building mounted signs. Second floor sign shall only be allowed for second floor tenants which are retail uses, eating and drinking establishments and those uses that are outright permitted in City of Walnut Creek retail Zoning District. Maximum letter height is 18".

This is not applicable to tenant that occupies the corner.

On Building F, only one sign is allowed per elevation-upper or lower. All tenant signs will be reviewed on a case by case basis by the Design Review Commission.

LOCATION: F4-5, F6-7

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Multi-bay ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage. If this location is used by ground floor tenant, no sign is permitted for second floor tenant on this building elevation.

LOCATION: Building surface above tenant store front windows.

SIZE: 2'-0" high x 30'-0" wide; Max. cap. letter height 24", 60 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: F1, F2, F3, F8, F9, F10

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

LOCATION: Building surface above tenant store front windows.

SIZE: 2'-0" high x 15'-0" wide; Max. cap. letter height 18", 30 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

LOCATION: F4, F7

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: On the front edge of the awning above tenant storefront windows.

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

LOCATION: F3.5; 7.5

SIGN TYPE: B

Tenant Barrier

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

SIZE: Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

Sign Type Descriptions

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

Sign Type Descriptions

Miscellaneous Signs

The following various type of signs apply to all tenants in all buildings.

SIGN TYPE Z1

Tenant/Store Address

LOCATION: Tenant addresses are to be installed centered above entrance door.

SIZE: 4" High

SIGN DESCRIPTION: Stylus cut vinyl numbers, right reading. First surface applied.

COLORS: White gloss vinyl.

COPY: Tenant address number in Helvetica Extra Bold type style.

SIGN TYPE Z2

Tenant Rear Entry Sign

Identifies non-customer door for receiving merchandise.

LOCATION: Tenant must place on the exterior of the rear entry door.

The address number is to be installed in the top corner of the door on the knob side 6" down from the top and 2" in from the edge. The Tenant name is to be installed with 4" interline spacing below the address number and 2" in from the edge of the door.

If more than one tenant shares the same door, each additional tenant's name and suite number shall be applied below the first tenant's name.

SIZE: Address 4"; Name 2 1/2" Cap. Height

SIGN DESCRIPTION: Stylus cut vinyl numbers, right reading. First surface applied.

COLORS: Gloss White

COPY: Tenant address number in Helvetica Extra Bold type style. Type style for the Tenant name is Helvetica Medium Condensed in initial caps.

SIGN TYPE Z3

Tenant Miscellaneous Window Signs

Certain miscellaneous signs will be permitted on storefront windows. These consist of credit card decals, hours of operation and selected other instructional information, such as phone numbers to be called in case of an emergency.

LOCATION: Credit card decals, hours of operation and selected other instructional information, such as phone numbers to be called in case of an emergency, is to be placed only at the entrance door or on the window immediately adjacent to the left side of the entrance door.

SIZE: No larger than 1.5 square feet. Lettering shall be in a size no larger than 1" cap height.

SIGN DESCRIPTION: The credit card decals shall be only those that are provided by the credit card company. Hours of operation and emergency information shall be stylus cut vinyl letters reversed cut and installed on the inside of the glass.

COLORS: Decals are per "companies colors" and vinyl letters are white

COPY: Any text or message beyond hours of operation, credit cards honored and emergency information will require landlord approval prior to installation.

SIGN TYPE Z4

Tenant Promotional Window Signs

Certain promotional signs will be permitted which are visible through storefront windows. These consist of promotional messages related to sales and other specific store events.

These signs are considered temporary and shall be permitted for 30 consecutive days and for no more that a total of 60 calendar days per calendar year

LOCATION: Within the tenant's premises and only on the glass.

ILLUMINATION: None.

SIZE: Temporary promotional signs shall not exceed 15% of the window area.

NOTE: All temporary signs are to be approved by Plaza Escuela LLC(Owner) prior to installation.

SIGN DESCRIPTION: No permanent materials

COLORS: Any primary color. No fluorescent or "day glow" colors permitted.

COPY: Any text or message subject to landlord's approval prior to installation.

SIGN TYPE Z5

Tenant Window Graphics

Graphics (name, service or logo) of the tenant applied to the store front windows. The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on the window, no higher that 30" from grade. Not permitted on entry doors.

SIZE: 6" high maximum with a maximum of 50 square inches

SQUARE FOOTAGE: 50 square inches

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass.

ILLUMINATION: None

COLOR / FINISH: Tenant's option - Primary colors: Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, Silver, White and Black.

COPY: "The tenant name, service or logo

Approval Application

Lessor Name & Address

Description of Sign

Lesser

Date

Plaza Escuela LLC

Date

Sign Type & Location Summary

Summary of signs by building

Building M

LOCATION: M21-23 & M15-16

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 24" high x 28'-0" wide; Max. cap. letter height 24"; 57.3 sq. ft.

LOCATION: 3-5

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 30" high x 33'-1" wide; Max. cap. letter height 30"; 84 sq. ft.

Building A

LOCATION: A3

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-9" high x 14'-0" wide; Max. cap. letter height 14"; 24.5 sq. ft.

LOCATION: A8

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-9" high x 15'-0" wide; Max. cap. letter height 14"; 26.3 sq. ft.

LOCATION: A4, A5, A6, A7

SIGN TYPE: A2

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 2'-6" high x 9'-0" wide. Maximum cap height 15".

LOCATION: A3.5, A4.5, A5.5, A6.5, A7.5

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" dia. sign panel

LOCATION: A3.5, A7.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: 24" wide x 84" high

Building B

LOCATION: B5-6

SIGN TYPE: L2

Major Tenant Store Front Letters

Internally illuminated dimensional letters/logo/logotype

SIZE: 48" high x 79" wide logo; 26.3 sq. ft.. Note: Size is only approved for specific tenant. Any tenant change requires new sign approval for this location.

LOCATION: B15-16 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 28'-6" wide, Max. cap. letter height 24", 57 sq. ft. Note: If tenant has sign letters on location B17 (upper) the capital letter height has to be reduced to 21" max.

LOCATION: B17 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 18" high x 18'-0" wide, Max. cap. letter height 18", 27 sq. ft. Note: If tenant has sign letters on location B17, 16 (upper) the capital letter height has to be 21" max.

LOCATION: B17 (lower)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 18" high x 18'-0" wide, Max. cap. letter height 18", 27 sq. ft.

LOCATION: B11, B12, B13, B14

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 3'-0" high x 9'-0" wide; Max. cap. letter height 12", 27 sq. ft.

LOCATION: B19

SIGN TYPE: L2

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-4" high x 14'-0" wide; Max. cap. letter height 12", 18.7 sq. ft.

LOCATION: B12-13

SIGN TYPE: L2

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-4" high x 20'-0" wide; Max. cap. letter height 12", 26.7 sq. ft.

LOCATION: B8, B9, B10, B18, B19

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: B4.5, 6.5, 11.5, 12.5, 13.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

Sign Type & Location Summary

Building C

LOCATION: C15-17

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 27" high x 30'-0" wide; Maximum capital letter height 30", 69 sq. ft.

LOCATION: C5-6

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 24" high x 26'-6" wide; Maximum capital letter height 24", 48 sq. ft.

LOCATION: C13.5, C17.5

SIGN TYPE B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

Building D

LOCATION: D7, D8

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-0" high x 12'-0" wide; Max. cap. letter height 12", 12 sq. ft.

LOCATION: D2, D3

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-0" high x 14'-0" wide; Max. cap. letter height 12", 14 sq. ft.

LOCATION: D4, D5, D6

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: D2.5, D4.5, D5.5, D7.5

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" dia. sign panel

LOCATION: D3.5, D6.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

Building E

LOCATION: E5 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 5'-0" high x 22'-0" wide, Max. cap. letter height 21", 54 sq. ft.

LOCATION: E5 (canopy)

SIGN TYPE: A5

Tenant Store Canopy Sign

Indirectly illuminated sign panel with dimensional

letters/logo/logotype

SIZE: 3'-0" high x 15'-0" wide

LOCATION: E2 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 22'-0" wide, Max. cap. letter height 24", 44 sq. ft.

LOCATION: E2 (awning)

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: E8 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-6" high x 16'-0" wide, Max. cap. letter height 18", 24 sq. ft.

LOCATION: E8 (awning)

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: E10

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" dia. sign panel

LOCATION: E1.5, E2.5, E3.5, E6.5, E7.5, E8.5

SIGN TYPE B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

Sign Type & Location Summary

Building F

LOCATION: F4-5, F6-7

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 30'-0" wide; Max. cap. letter height 24",
60 sq. ft.

LOCATION: F1, F2, F3, F8, F9, F10

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 15'-0" wide; Max. cap. letter height 18",
30 sq. ft.

LOCATION: F4, F7

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional
letters/logo/logotype

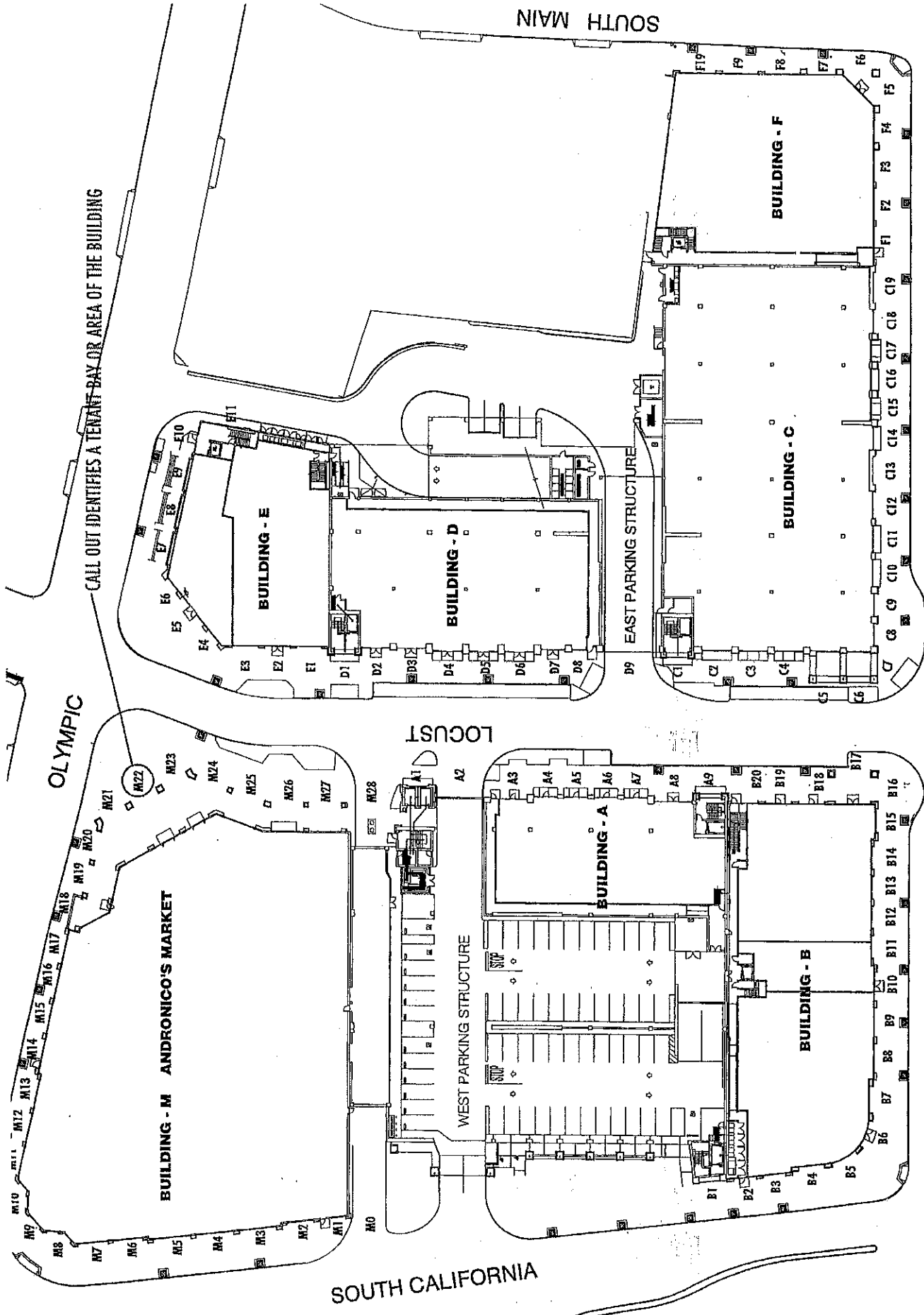
SIZE: 3'-0" high x 11'-0" wide

LOCATION: F3.5, 7.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high



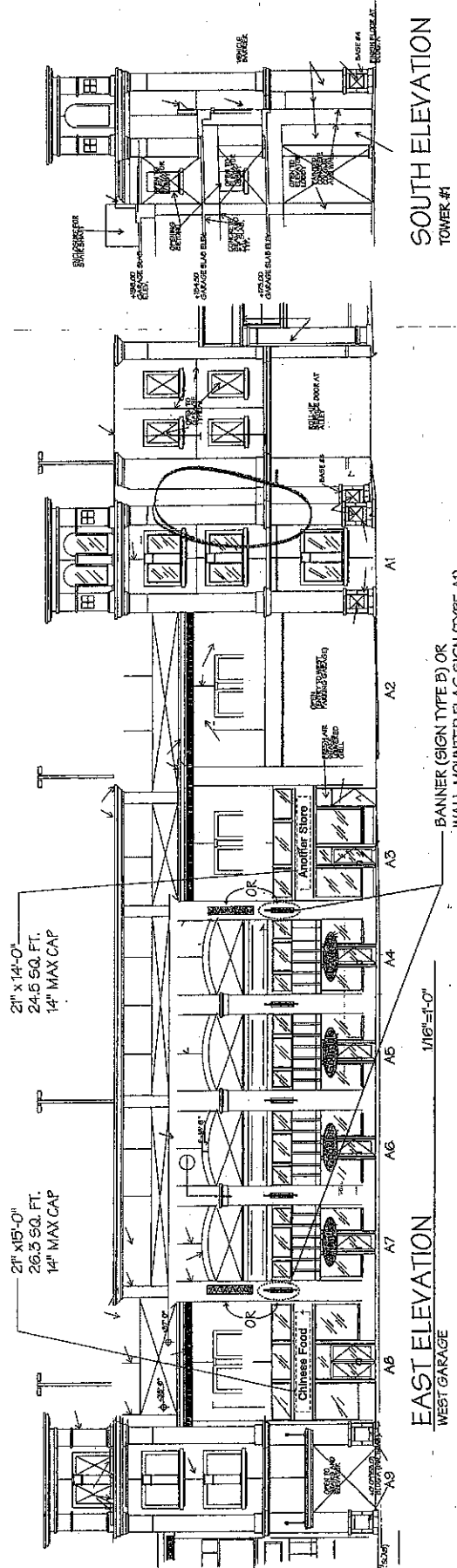
MAY 24, 2001
 Job #: JLA001
 Scale: NONE
 SHEET A

PLAZA ESCUELA SHOPPING CENTER




SIGN LOCATION PLAN

BOTELHO

englund
 DESIGN WORKS INC.



SIGN LEGEND

-  WALL-MOUNTED BANNER
-  UNDER AWNING
-  DIMENSIONAL LETTERS

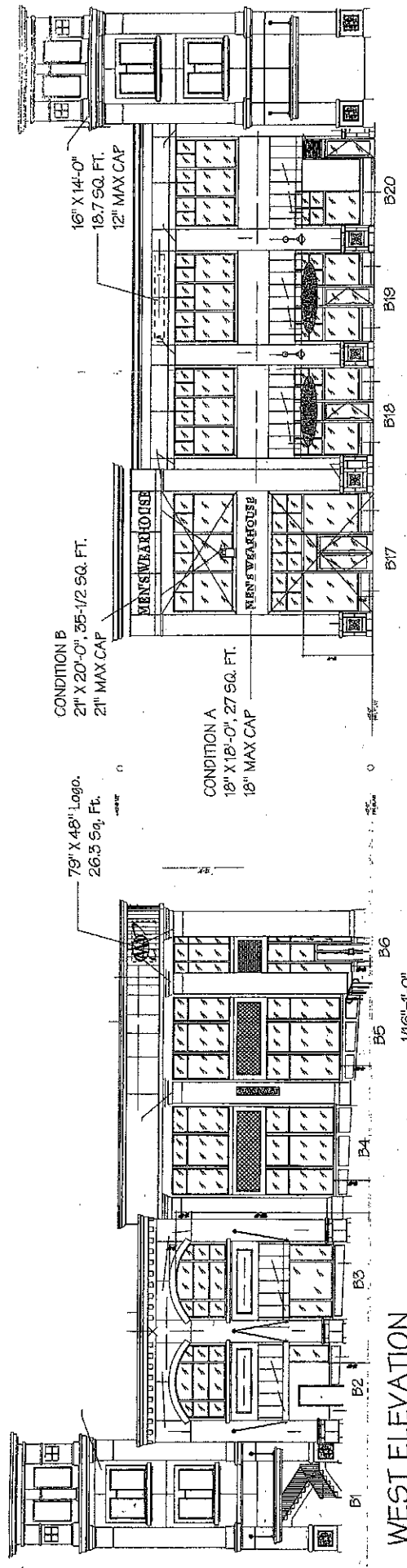
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e n g l u n d D E S I G N W O R K S T U D I O

PLAZA ESCUELA

BUILDING A

MAY 16, 2001
 Job # 1140001
 Scale: 1/16" = 1'-0"
SHEET A



79" X 48" Logo.
26.3 Sq. Ft.

CONDITION B
21" X 20'-0", 35-1/2 SQ. FT.
21" MAX CAP

CONDITION A
18" X 13'-0", 27 SQ. FT.
18" MAX CAP

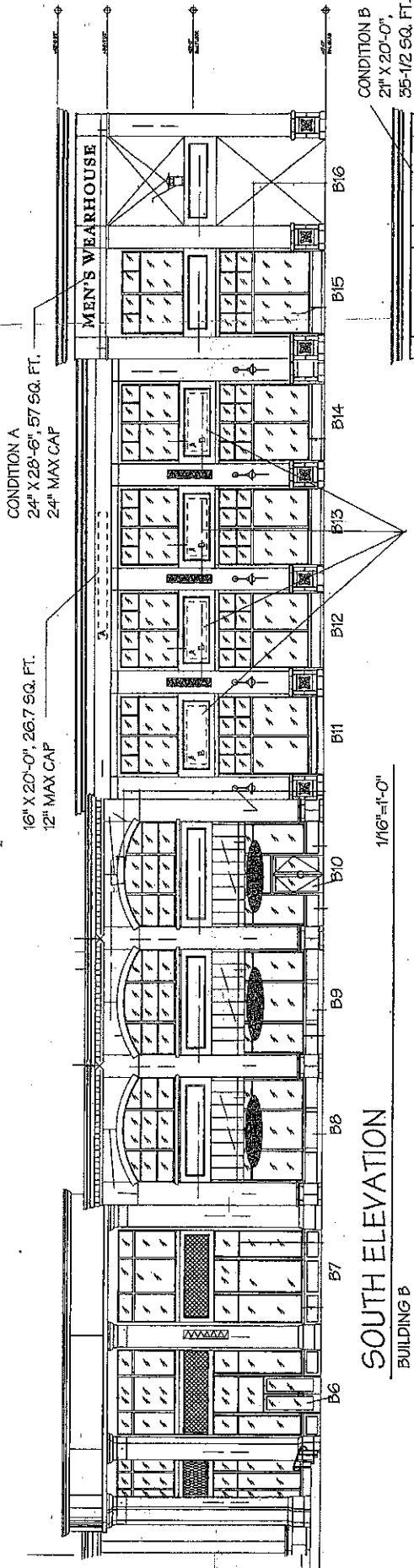
16" X 14'-0"
18.7 SQ. FT.
12" MAX CAP

WEST ELEVATION
BUILDING B

1/16"=1'-0"

EAST ELEVATION
BUILDING B

1/16"=1'-0"



CONDITION A
16" X 20'-0", 26.7 SQ. FT.
12" MAX CAP

CONDITION A
24" X 28'-6", 57 SQ. FT.
24" MAX CAP

CONDITION B
21" X 20'-0",
35-1/2 SQ. FT.
21" MAX CAP

36" X 9'-0", 27 SQ. FT.
12" MAX CAP

SOUTH ELEVATION
BUILDING B

1/16"=1'-0"

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PLAZA ESCUELA

SEPTEMBER 20, 2001
JOB # 114001
Scale: 1/16"=1'-0"
SHEET B

englund DESIGN WORKS inc.

BUILDING B